

ZONING DOCKETS FROM NOVEMBER 5, 2012 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-41	Jack Snedigar Stevens Street, Marue Drive, and Edgewood Drive (Dunean) R-10 to R-M20 0104000400500 and 0104000400100	24	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 15, 2012 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Proposed for housing for medical students (2) Very few sites are available for apartments in this area (3) Applicant met with Planning Department about Dunean Community Plan and how this proposal relates (4) Met with Greenville Hospital System and they stated the need was there for them (5) Will maintain wooded area as best as possible between single-family homes and proposed apartments <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Concerned about traffic on Edgewood Drive (2) Concerned about annexation by the City of Greenville (3) Attempted to get speed humps on Edgewood Drive but it did not qualify based on the criteria 					<p>Petition/Letter</p> <p>For – Letter</p> <p>Against – 16 names on petition</p>
Staff Report	<p>Staff is of the opinion the requested R-M20, Multifamily Residential, district is appropriate at this location considering the surrounding land uses. Additionally, the proposed Dunean Community Plan, which describes this as a target site for student housing for the new medical school at the GHS campus. This zoning district would create a transition between the commercial area along Mills Avenue/I-185 and the Dunean community. In addition, there are nonconforming multifamily uses in this area. While the R-M20, Multifamily Residential, zoning district cannot guarantee the use will be for medical student housing alone, it does create an opportunity for partnerships with the new medical school or general infill in this area. Based on these reasons, Staff recommends approval of the R-M20, Multifamily Residential, district request.</p>					